

**MAJOR AMENDMENT for PLANNED AREA DEVELOPMENT**

# *Red Valley Ranch*

**CITY OF MARICOPA, ARIZONA**

**SUBMITTAL FOR ZONING AND  
PLANNED AREA DEVELOPMENT  
(PAD) OVERLAY DISTRICT**

**REVISED: SEPTEMBER 2010  
AUGUST 2010**

*Prepared for:*

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<b>CITY OF MARICOPA</b>	
12/21/10	
<b>Council Approved</b>	<b>Date</b>

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## PURPOSE

The purpose of this application is to request a Major Amendment to the property's Planned Area Development (P.A.D.) Overlay District with CR-3 zoning designation for detached single family residences on the Red Valley Ranch property. Plate I (Bubble Plan Sketch) and Plate II (Land Use Sketch) on the next pages provide a visual representation of the product mix, initial lotting and parcel configuration, road/circulation configuration, and open space/recreational areas planned for the property.

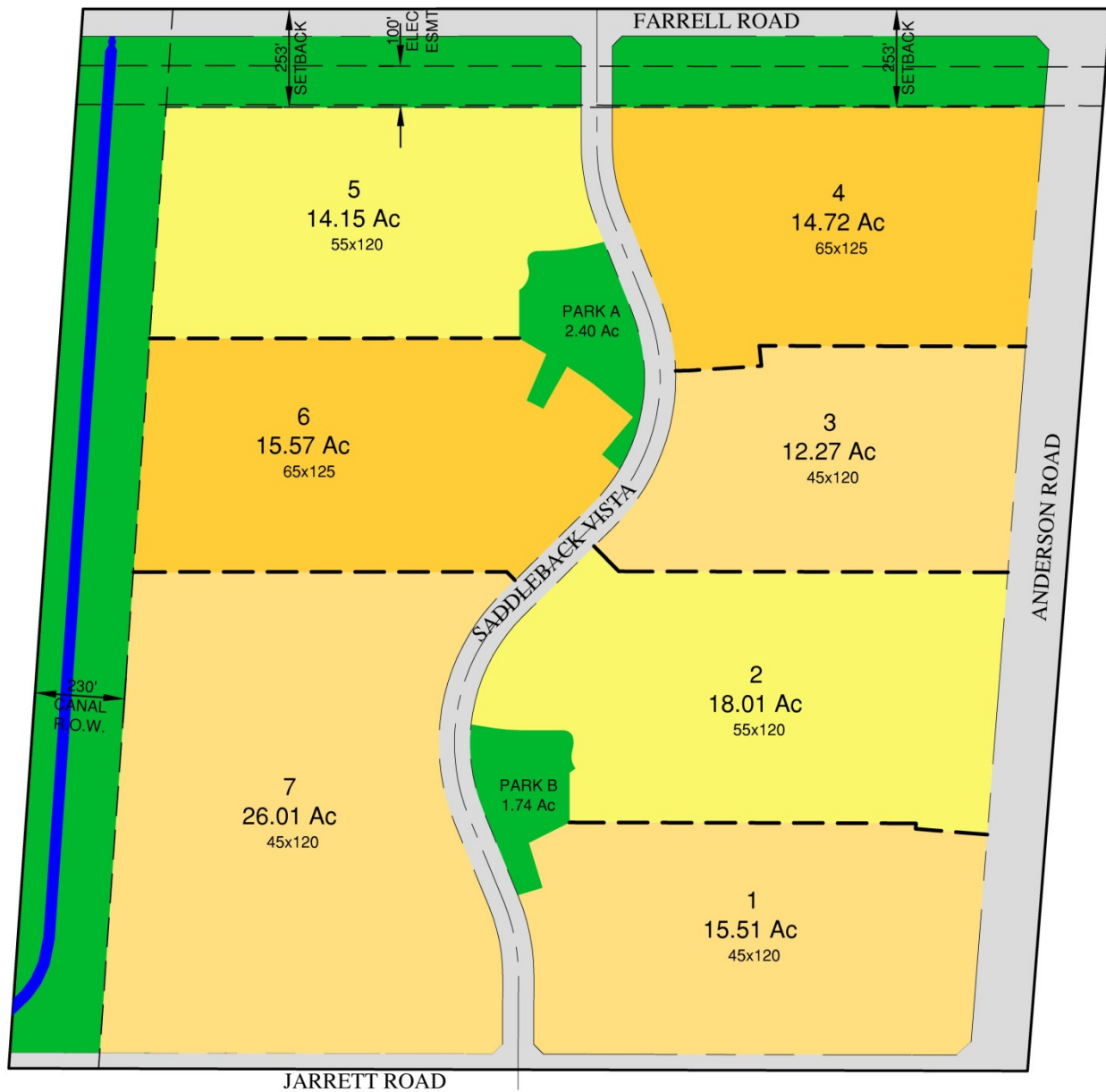
## PROJECT LOCATION

The Red Valley Ranch master plan comprises approximately 164.3 acres. It is located adjacent to the southern boundary of the Farrell Road alignment, the western boundary of the Anderson Road alignment and approximately 1/2 mile east of Murphy Road and adjacent to the southern boundary of the Volkswagen Test Facility. Farrell Road, via Murphy Road, would serve as the primary and secondary access to Red Valley Ranch (see Traffic / Circulation Section below) with an emergency access from the south via Saddleback Vista. The following are the surrounding land uses:

North - Volkswagen Test Facility; Zoned Industrial Zone (CI-2)  
East - Agriculture; Zoned General Rural (GR)  
South - Rural Residential; Zoned General Rural (GR)  
West - Gila River Indian Reservation; Vacant



**Aerial View of the property**



**Plate I - Bubble Plan**





**Plate II - Conceptual Land Use Plan**

**NOTE:** LOTTING SUBJECT TO CHANGE  
AND WILL BE DETERMINED THROUGH  
PRELIMINARY PLAT PROCESS



## **DEVELOPMENT TEAM**

The master plan and initial engineering for Red Valley Ranch was prepared by the following project team:

PAD	Philip Miller - PM Consultants
Planning/Civil Engineering	Roger Theis, P.E. - TDR GROUP
Traffic Circulation Letter	Kenneth Howell, P.E. - Task Engineering

## **REASONS FOR REQUEST FOR THE P.A.D. AND RE-ZONING**

The City of Maricopa has requested that Red Valley Ranch submit a new Amended P.A.D. and Re-Zoning request for the project that will consolidate, revise, and restate the project's previous zoning and PAD Major Amendment that are denoted by the following case numbers:

Original Pinal County zoning cases PZ-040-03 and PZ-PD-040-03, approved on June 16, 2004  
Major P.A.D. Amendment to PZ-PD-040-03, City of Maricopa Case PAD 07.05, approved on November 18, 2008

The City of Maricopa continues to realize significant builder/home buyer interest due to more reasonable home costs combined with an easy commute to other Valley municipalities (shopping, entertainment, and employment). Red Valley Ranch is within the area of the City of Maricopa and within 1-1/2 miles of the Tortosa, Sorrento and Rancho Mirage Master Plan Communities all of which contain the same 3.5 Dwelling Unit Density requested of this property. Red Valley Ranch has been selected for development because utility services will be readily available by main line extensions by Global Water from the Tortosa and Sorrento Master Planned Communities and it is not impacted by the 100-year flood plain designation. The property also has readily available access to Murphy Road, from Farrell Road, with paved access to the Maricopa-Casa Grande Highway to the south and to the SR-347 via Honeycutt Road via Hartman Road to the northwest.

Being within close proximity to expanding development activities and having ready access to utilities and major improved traffic corridors, Red Valley Ranch is in position for immediate development upon approval of this Amendment to the PAD.

## **P.A.D. OVERLAY DISTRICT ZONING**

The City of Maricopa Zoning Ordinance allows for conventional zoning of Red Valley Ranch for CR-3 with lot size limitations and setback standards for this zoning designation. It is the preference of the City of Maricopa for larger developments, such as Red Valley Ranch, to be rezoned under a P.A.D. Overlay District, which requires a minimum of 20% of the residential property to be reserved for open space and maximum density of 3.5 du/ac.

This PAD requests a 5% reduction in the required open space to 15% based on the amount of existing and required encumbrances. First, the project has a combined 100' WAPA Electric Easement and a 253-foot landscape buffer requested by Volkswagen of America, Inc. along the north side of the project. Second, the developer has agreed to provide the full street 150-foot right of way for Anderson Road on the east side of the project. Lastly, the west 230-feet of the project is encumbered by an MSIDD Canal right of way. In exchange for the developer providing this 15% open space area and a better planned

development, the City of Maricopa has allowed for the development variations from conventional zoning requirements including smaller lot sizes and decreased setbacks.

The City of Maricopa's 2008 General Plan designates this property as Master Planned Community. Master Planned Community designations are for areas currently rural in character but are anticipated for growth. A Master Planned Community could sustain uses consistent with Urban, Industrial and Rural Community designations. Red Valley Ranch presents a master plan that would be consistent with Urban or Rural Community reflecting medium density single-family detached housing (CR-3). The lot sizes requested with this Red Valley Ranch Amended P.A.D. overlay zoning include lot widths of 45', 55', and 65' with minimum lot areas ranging from 5,400 SF to 8,125 SF and a maximum overall density of 3.5 du/ac.

## DRAFT PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS

Draft Protective Covenants, Conditions, and Restrictions (CC&Rs) have been prepared for Red Valley Ranch and have been included with this Zoning Application. The draft CC&Rs contain provisions for the formation of a Home Owner's Association for maintenance of common areas (open space), the powers and duties of that Association, permitted uses of the property, and establishment of an Architectural Review Committee.

These draft CC&Rs will become effective, and recorded, upon approval of the final plat(s) and construction plans for this project.

## CR-3 SINGLE RESIDENCE ZONE

Lot sizes being proposed for the development under this zoning district would be minimum 5,400 SF (45'x120'), minimum 6,600 SF (55'x120'), and minimum 8,125 SF (65'x125'). The master plan for Red Valley Ranch proposes a maximum of 575 lots with an overall density of 3.5 du/ac remaining consistent with the General Plan for a Master Planned Community.

Red Valley Ranch is designated as a Master Planned Community under the 2008 General Plan. The open space planned for Red Valley Ranch will provide a minimum of 20% open space, adhering to the 20% minimum required for a PAD of between 3.2 - 4.0 du/ac. The following table is a comparison of the PAD 07.05 lotting mix to the proposed lot mix:

	<b>PAD 07.05</b>	<b>Proposed</b>	<b>Lot Size</b>
	n/a	123*	65' x 125'
	93	n/a	55' x 125'
	n/a	147*	55' x 120'
	106	n/a	45' x 125'
	192	305*	45' x 120'
	<u>184</u>	<u>n/a</u>	<u>40' x 120'</u>
<b>Total Lots</b>	<b>575</b>	<b>575</b>	
<b>Acres</b>	<b>164.3</b>	<b>164.3</b>	
<b>Density</b>	<b>3.5</b>	<b>3.5</b>	

\*Final lot counts and parcel lotting will be determined at the preliminary plat process

Additional key components of the master plan include the following:

Option # 1 - Primary Access will be provided from Farrell Road to Murphy Road providing paved access to the property from Casa Grande Highway to the south and Honeycutt Road from the north. Access will also be available to the Maricopa Highway from Farrell Road to Hartman Road to Honeycutt Road. Option #1 will provide for two access points to the project by utilizing a 4-lane divided road design from Murphy Road to the west edge of the property and a raised median separated design from the west edge of the property to Saddleback Vista (see attached Traffic Statement - Appendix F for more specific details). Additionally, a 28' all-weather emergency access only would be provided in the west half of the Anderson Road ROW between Farrell and Jarrett Roads.

Option # 2 - Primary Access will be provided on Farrell Road from Murphy Road with 28' of 2-lane pavement to the western property edge and then a 2-lane with continuous 2-way turn lane along the project frontage to Anderson Road. A second point of access included with this Option #2 is to be provided along the Jarrett Road alignment west to Murphy Road utilizing a 28' of 2-lane pavement section (see attached Traffic Letter for more specific details).

Fire Protection will be provided by the City of Maricopa Fire Department. There is a temporary fire station just 1-1/2 miles north near the Hartman and Honeycutt Road intersection on the Tortosa community.

A signed "Agreement Regarding Development Issues" exists between Volkswagen of America, Inc. (VW) and Red Valley Investments LLC (Red Valley Ranch), which is dated January 14, 2004 and impacts the property with the following design constraints:

All structures within 448 feet of the northern boundary of the Red Valley Ranch property (measured from centerline of the existing Farrell Road right-of-way) shall be limited to single-story homes (19 feet from finished floor) and the rear yard setback of all lots bordering Farrell Road will increase from fifteen feet (15') to thirty feet (30')

A two hundred fifty three foot (253') wide landscape buffer along Farrell Road (as measured from the centerline of existing Farrell Road right-of-way) shall be provided. Landscaping in the buffer will include desert trees placed adjacent to Farrell Road and along the north side of the buffer.

## **PARKS AND OPEN SPACE**

Red Valley Ranch will provides a variety of open-space, park and recreational opportunities. Two neighborhood parks (Parks A & B) will be provided and include both active and passive amenities (See Plate III - Connectivity Plan & Appendix E). The proximity of the parks to each parcel allows the residents of Red Valley Ranch to enjoy the park areas from anywhere in the development in under a quarter-mile walk. A 60 foot wide landscape tract further enhances the "walkability" of Red Valley Ranch and provides another means to provide further pathway opportunities. Additionally, open space areas within each parcel will contain passive amenities and provide a visual break in the housing.

A 15-foot tract along the west side of the property against the east side of the MSIDD Canal will have a meandering 8' stabilized decomposed granite path that will provide further connection of the parcels to a trails/sidewalks that surround the property. In keeping with the standards of the City of Maricopa, 60% of open space shall be "useable" space. Where reclaimed water is available and it's use is appropriate, the project will use it to irrigate the proposed landscaping improvements.



**Plate III - Connectivity Plan**

## LANDSCAPE PLANT PALETTE

A preliminary landscape plan and landscape theme will be prepared in conjunction with the preliminary plat. Entry Monuments, linear tracts, parcel signage, park and tot lot design will be developed and will mimic the palettes used throughout the City of Maricopa. However, a combination of desert, xeriscape treatments along the storm water collection areas and additional areas of highly vegetated treatments and grass are envisioned to provide varied open spaces and recreational opportunities. The Desert Palette will be used in portions of the open spaces along the western and northern boundaries of the property. The Mediterranean/Palm Palette and Desert Palette will be utilized in the remainder of the property. All landscaping improvements will be in accordance with the current City of Maricopa standards and/or subsequent standards that will be developed by the City of Maricopa.

The selected palette below adheres to the low water use drought tolerant plants as per the Arizona Department of Water Resources Pinal Active Management Area list. Where reclaimed water is available and it's use is appropriate, the project will use it to irrigate the proposed landscaping improvements. The following is a draft landscape palette list to be implemented in Red Valley Ranch:

### **Desert Planting**

#### **Trees**

*Acacia Salicina*  
*Acacia Smallii*  
*Palo Verde sp.*  
*Ironwood*  
*Mesquite sp.*

#### **Accents**

*Ocotillo*  
*Agave sp.*

#### **Shrubs**

*Desert Spoon sp.*  
*Hesperaloe*  
*Caesalpinia sp.*  
*Cassia sp.*  
*Calliandra sp.*  
*Mex. Honeysuckle*

#### **Groundcovers**

*Lantana sp.*  
*Trl. Indigo Bush*  
*Hybrid Bermuda Grass*

### **Mediterranean/Palm**

#### **Trees**

*Orchid Tree*

#### **Palms**

*Mediterranean Fan Palm*  
*Sago Palm*

#### **Shrubs**

*Bougainvillea sp.*  
*Bush Morning Glory*

#### **Groundcovers**

*Lantana sp.*  
*Hybrid Bermuda Grass*

## TRAFFIC AND CIRCULATION

Access to the surrounding road network is provided from Farrell Road to Murphy Road providing paved access to the property from Casa Grande Highway to the south and Honeycutt Road from the north. Access will also be available to the Maricopa Highway from Farrell Road to Hartman Road to Honeycutt Road. See the attached Traffic Letter and Addendum #1 prepared by Mr. Ken Howell, which further describes the access and circulation of the project (Appendix F).

As previously noted, the project is proposing two options for access to the property and they are the following:

### **Option #1**

The two all weather connections to the property from Murphy Road will be along the Farrell Road alignment. The City of Maricopa has advised the utilization of a 4-lane divided/median separated road from Farrell Road to Anderson Road will provide for two access points to the project. Farrell will be a divided 4-lane road from Murphy Road to the west property line and a raised median separated 4-lane road from the west property line to Saddleback Vista. Farrell Road from Saddleback Vista to Anderson Road will be the south half-street for a minor arterial. The divided/median separation will serve the purpose of creating two independent access routes. The configuration will be situated in the existing 33 foot right-of-way along the north centerline of Farrell Road and a total of 70 foot right-of-way along the south side of the Farrell Road alignment for the project's frontage. Additionally, a 28' all-weather emergency access only would be provided in the west half of the Anderson Road ROW between Farrell and Jarrett Roads.

### **Option #2**

The Primary Access is provided on Farrell Road from Murphy Road with 28' of 2-lane pavement to the western property edge and then a 2-lane with a left turn pocket at Saddleback Vista along the project frontage to Anderson Road. The second point of access is provided along the Jarrett Road alignment east to Murphy Road utilizing a 28' 2-lane pavement section. This option requires obtaining right-of-way from the adjacent property owner to the west.

Additional street dedications and improvements will include:

*Anderson Road* - 150 foot right-of-way dedication, no improvements required

*Jarrett Road* - 40 foot right-of-way dedication, option #1 (no improvements), option #2 (1/2 street)

*Saddleback Vista* - 80 foot right-of-way dedication, 50' b/c to b/c improvements

## **UTILITY SERVICES**

### **Sanitary Sewer, Reclaimed Water, and Potable Water**

The sanitary sewer, reclaimed water, and potable water services for Red Valley Ranch are provided by Global Water Resources, LLC. (Global). Global owns both the Santa Cruz Water Company (potable water provider) and Palo Verde Utilities Company (sanitary sewer and reclaimed water provider). Both Santa Cruz Water Company (SCW) and Palo Verde Utilities Company (PVU) are fully accredited public service companies who are approved by the Arizona Corporation Commission and have been granted a CC & N (Certificate of Convenience and Necessity) to provide sewer and water services to the greater City of Maricopa Area, which includes Red Valley Ranch.

On June 16, 2005 the property owners of Red Valley Ranch entered into an Infrastructure Coordination Agreement (IFCA) with Global in which Global guaranteed the present and future property owners of Red Valley Ranch (in perpetuity) that SCW and PVU would provide sanitary sewer, reclaimed water, and potable water services to Red Valley Ranch in exchange for the developers of Red Valley Ranch paying

\$1,900 per lot in utility services fees for each lot within a subdivision and the time of that given subdivision's recordation of its final plat.

Global has not yet issued Sewer and Water "Will Serve Letters" and "Capacity Assurance Letters" to Red Valley Ranch, but under the IFCA will do so once the Preliminary Plat for Red Valley Ranch has been approved.

Presently all of Global's Regional Sewer & Water Trunk Lines servicing Red Valley Ranch are within one mile of the property at the intersection of Hartman Road and Farrell Road. At the time Red Valley Ranch commences land development it is Global's responsibility under the IFCA to bring the Regional Sewer & Water Trunk Line to the northwest corner of the property.

### **Electrical Service**

The electrical service for Red Valley Ranch will be provided by Electrical District No. 3 (ED3). There are presently above ground electrical 65 kV service lines within a mile of Red Valley Ranch and underground electrical 12 kV service lines in Hartman Road.

ED3 has provided a "Will Serve" Letter, dated July 22, 2010, advising upon final plat approval from the City of Maricopa that ED3 and the property owner will enter into a developer service agreement. Once the agreement is complete, ED3 will commence with the electrical infrastructure and street light design.

### **Cable Communications Service**

The cable communications service for Red Valley Ranch will be provided by QWEST Corporation. QWEST has underground trunk lines in Hartman Road. At this time there is no cable communication service agreement between QWEST and Red Valley Ranch.

### **Gas Service**

The natural gas service for this regional area is provided by Southwest Gas (SWG). SWG has a main regional service trunk line in the Maricopa/Casa Grande Highway, roughly 1.5 miles south of Red Valley Ranch. At this time there is no natural gas service agreement between SWG and Red Valley Ranch.

### **Fire Service**

The fire protection service for this area is provided by the City of Maricopa Fire Department. There is a temporary fire station just 1-1/2 miles north of Red Valley Ranch and a permanent fire station site (not yet developed) near the northwest corner of Hartman Road and Bowlin Road.

## **PUBLIC SCHOOLS**

Red Valley Ranch is located in the Casa Grande Elementary and High School Districts. Due to "Open Enrollment Laws" in the State of Arizona, any child living in Red Valley Ranch may apply to Maricopa Elementary or High School Districts for enrollment and so long as there is sufficient space in the Maricopa Elementary or High School system the Red Valley Ranch families can send their children to the nearby Maricopa Elementary and High Schools. Otherwise the closest Casa Grande Elementary School at this time is located at 40 North Roosevelt Avenue, and the closest High School at this time is located at 2730 North Trekell, both are several miles to the east of Red Valley Ranch.

On March 9, 2004 the Casa Grande Elementary School District entered into a Red Valley Ranch Voluntary Donation Agreement. This Donation Agreement was executed by Mr. Larry Miller on behalf of Red Valley Investments with the following voluntary contribution:

Pay a \$456 per lot voluntary elementary school contribution fee 30 days following the issuance of each building permit.

On February 26, 2004 the Casa Grande High School District, entered into a Red Valley Ranch Voluntary Donation Agreement. This Donation Agreement was executed by Mr. Larry Miller on behalf of Red Valley Investments with the following voluntary contribution:

Pay a \$150 per lot voluntary high school contribution fee 30 days following the issuance of each building permit.

## **PROJECT SCHEDULE**

Red Valley Ranch planning and design will be dictated by market demand. Due to uncertain and fluctuating market conditions/demand, an exact date of when that will occur cannot be determined at this time.

## **DATA/ZONING AND TABLE**

The following attached table presents the requested zoning and land use for the project.

The requested reduction in front setback to 10' for side entry garage or living area will increase product diversity. The setback reduction allows builders maximum flexibility in creating product diversity, varying the street scene and providing unique parcel development.

## RED VALLEY RANCH ZONING TABLE

Total Site Acres: 164.3 Ac.  
CR-3 164.3 Ac.

LOT AREA		MINIMUM LOT WIDTH (FT)		MINIMUM SETBACKS (FT)		MINIMUM DISTANCE BETWEEN BLDGS (FT)		MAXIMUM BUILDING HEIGHT (FT)		LOT COVERAGE		1 VARIANCES REQUESTED
CODE	RED VALLEY RANCH	CODE	RED VALLEY RANCH	CODE	RED VALLEY RANCH	CODE	RED VALLEY RANCH	CODE	RED VALLEY RANCH	CODE	RED VALLEY RANCH	
7,000 SF	8,125 SF (65'X125')	60	65	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15 ** *** Side - 5	16	10	30	30	40%	50%	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
7,000 SF	6,600 SF (55'X120')	60	55	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15 ** *** Side - 5	16	10	30	30	40%	50%	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)
7,000 SF	5,400 SF (45'X120')	60	45	Front - 20 Rear - 25 Side - 8	Front - 18 * (facing garage) Rear - 15 ** *** Side - 5	16	10	30	30	40%	50%	Lot Area, Lot Width, Side Yard Setback, Rear Yard Setback, Distance Between Buildings (10 ft)

\* Side entry garage or living area 10' to provide maximum product diversity

\*\* Fireplace, Chimneys, Architectural projections may extend 2' into setback

\*\*\* Patio Cover projections may extend 5' into setback

### LOT COVERAGE

40% - 50%, 65'  
40% - 50%, 55'  
40% - 50%, 45'

<sup>1</sup>Any setback rule not listed shall refer to the most recent City of Maricopa adopted Zoning Code for Single Family Residence.

### DENSITY CALCULATION

Total Number of Lots 575  
Density (Based on 164.3 acres) 3.50

### OPEN SPACE AND RECREATIONAL LANDS

Acres in Residential Development Parcels 164.28  
Minimum Open Space Required (15%) 24.64 15.00%  
Projected Open Space Provided 39.98 24.34%

### RED VALLEY RANCH STREET TYPE TABLE

STREET	TYPE	R.O.W.	B.O.C. WIDTH
Local Street	Local Street	50'	33'
Saddleback Vista	Collector	80'	51'
Jarrett Road	Collector	40' - N. 1/2 St.	28' pvmt, if applicable
Farrell Road *	Minor Arterial	70' - S. 1/2 St, 33' N. 1/2 St.	29', ea. way depending on access option
Anderson Road	Principal Arterial I	150'	None required, 45' ea. way in future

\* Modified along project frontage per City Request

## **APPENDICES**

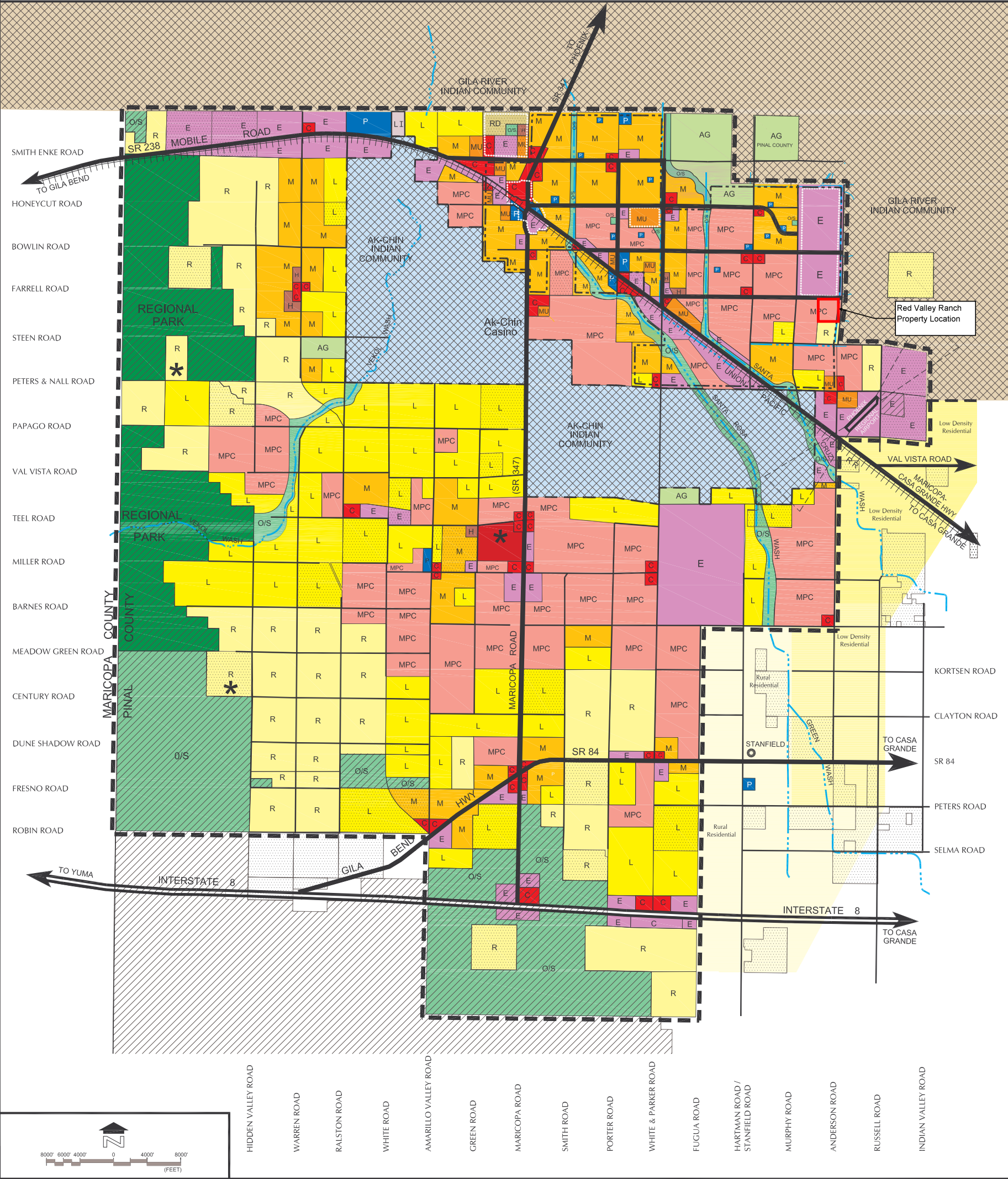
<b>APPENDIX A</b>	<b>GENERAL PLAN MAP</b>
<b>APPENDIX B</b>	<b>BUBBLE ZONING MAP</b>
<b>APPENDIX C</b>	<b>BUBBLE PLAN</b>
<b>APPENDIX D</b>	<b>CONCEPTUAL LAND USE PLAN</b>
<b>APPENDIX E</b>	<b>CONNECTIVITY PLAN</b>
<b>APPENDIX F</b>	<b>TRAFFIC STATEMENT</b>
<b>APPENDIX G</b>	<b>ALTA</b>

## **APPENDIX A**

### **GENERAL PLAN MAP**

FUTURE LAND USE

MARICOPA GENERAL PLAN

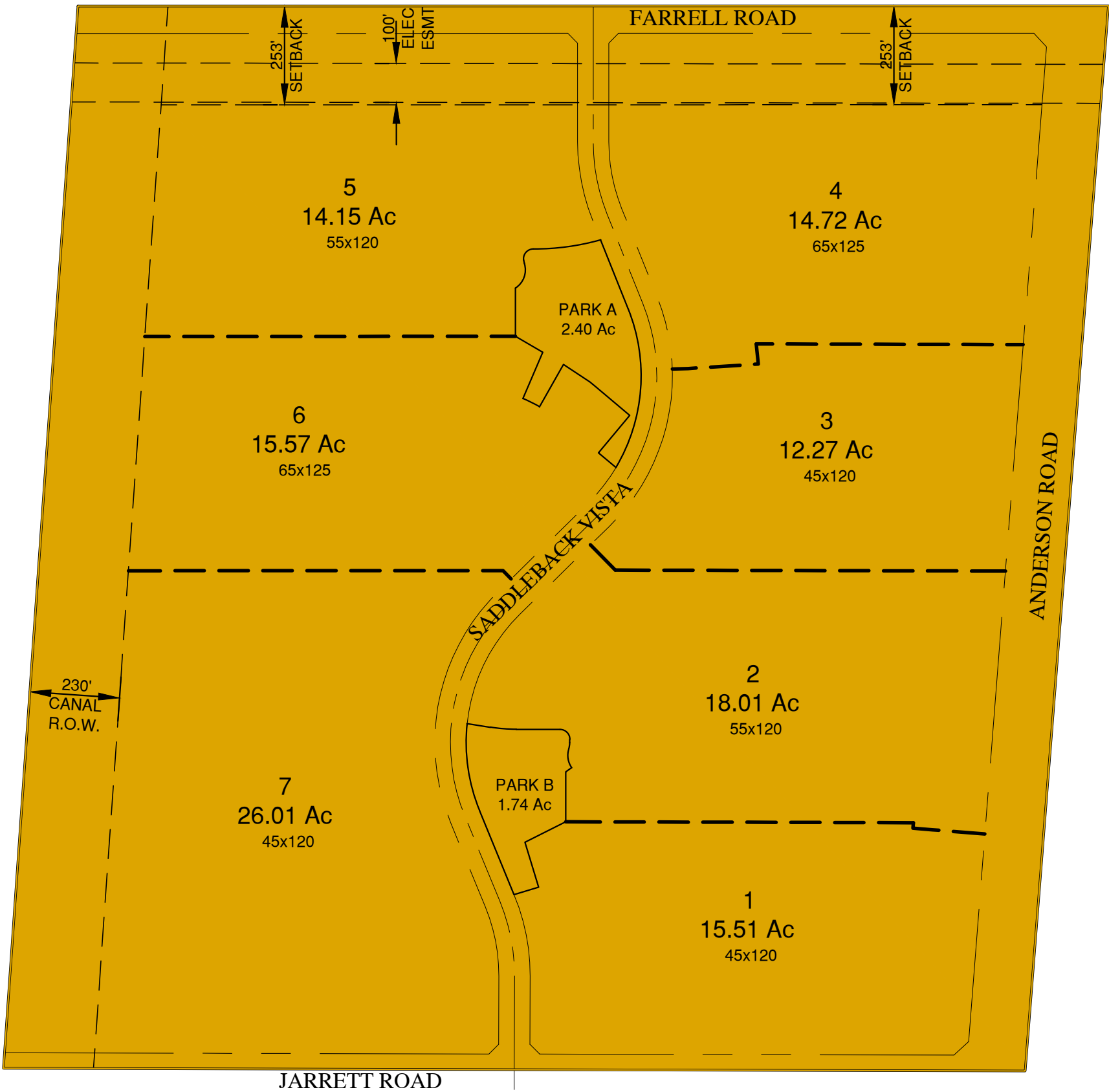


CITY OF MARICOPA  
GENERAL PLAN 2025

DATE: 12--30-2005

## **APPENDIX B**

### **BUBBLE ZONING MAP**



**ZONING:**

EXISTING ZONING: CR-3, PAD (164.3 ACRES)  
PROPOSED ZONING: CR-3, PAD (164.3 ACRES)



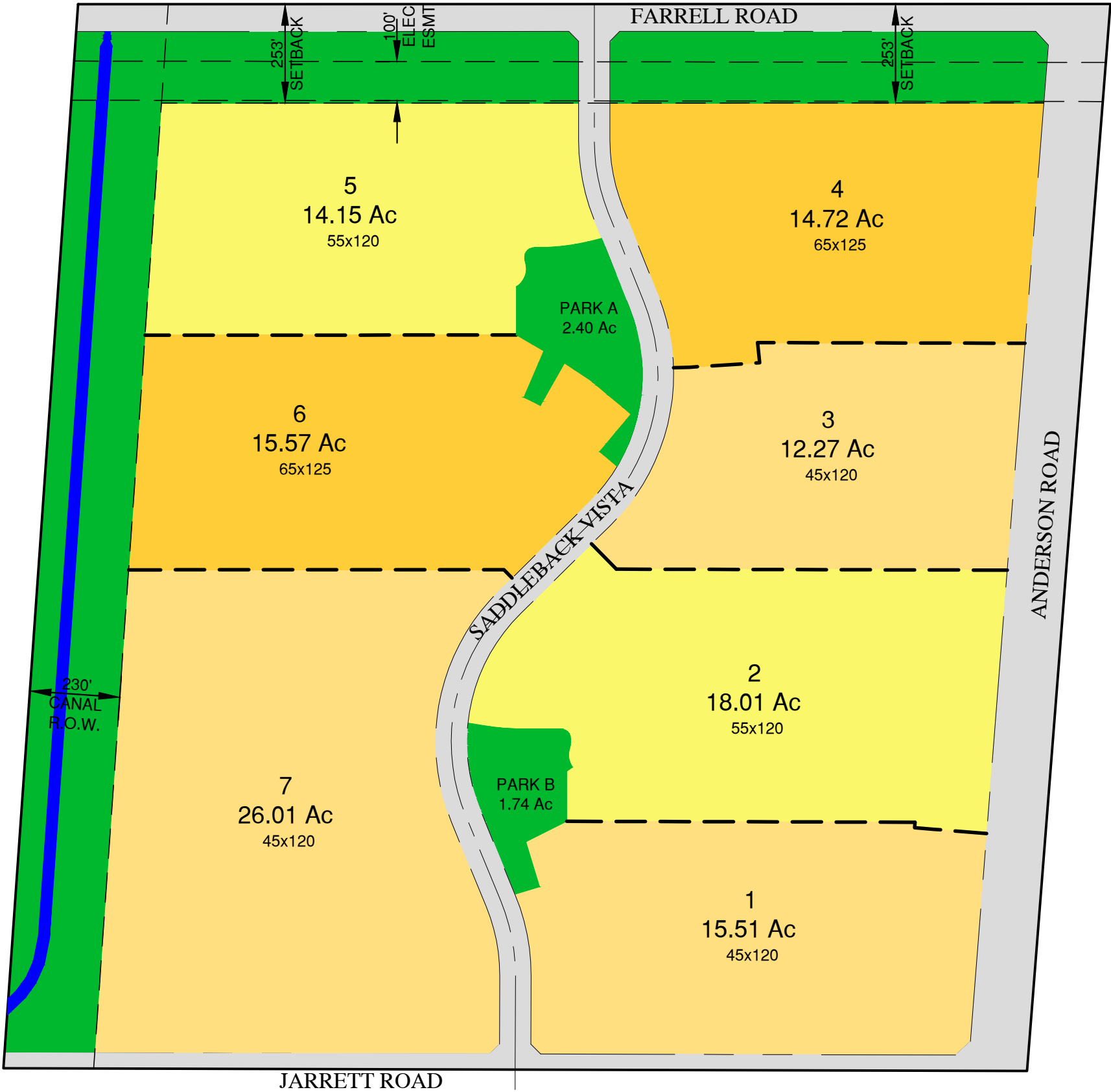
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**BUBBLE ZONING MAP**

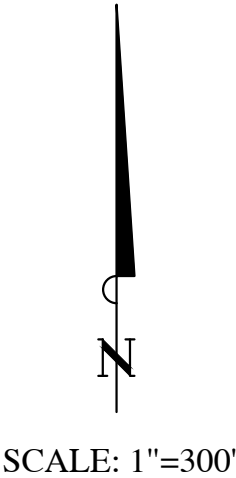
PROJ: 10-0001	RED VALLEY RANCH  SWC FARRELL RD & ANDERSON RD MARICOPA, ARIZONA	<b>TDR GROUP</b> TDR GROUP, LLC 28420 N 65TH LANE PHOENIX, ARIZONA 85083 PHONE NO. (623) 210-8544
DATE: SEPTEMBER 22, 2010		
SCALE: NTS		
DRAWN BY: RDT		
CHECKED BY: RDT	CONCEPTUAL LOTTING	
SHEET NO. 1 OF 1		

## **APPENDIX C**

### **BUBBLE PLAN**



Parcel	Product	Acres
1	45'x120'	15.51
2	55'x120'	18.01
3	45'x120'	12.27
4	65'x125'	14.72
5	55'x120'	14.15
6	65'x125'	15.57
7	45'x125'	26.01
Park A		2.40
Park B		1.74
Canal R.O.W.		13.82
North Stbk		9.11
R.O.W.		20.96
		164.28
Maximum Lot Yield		575

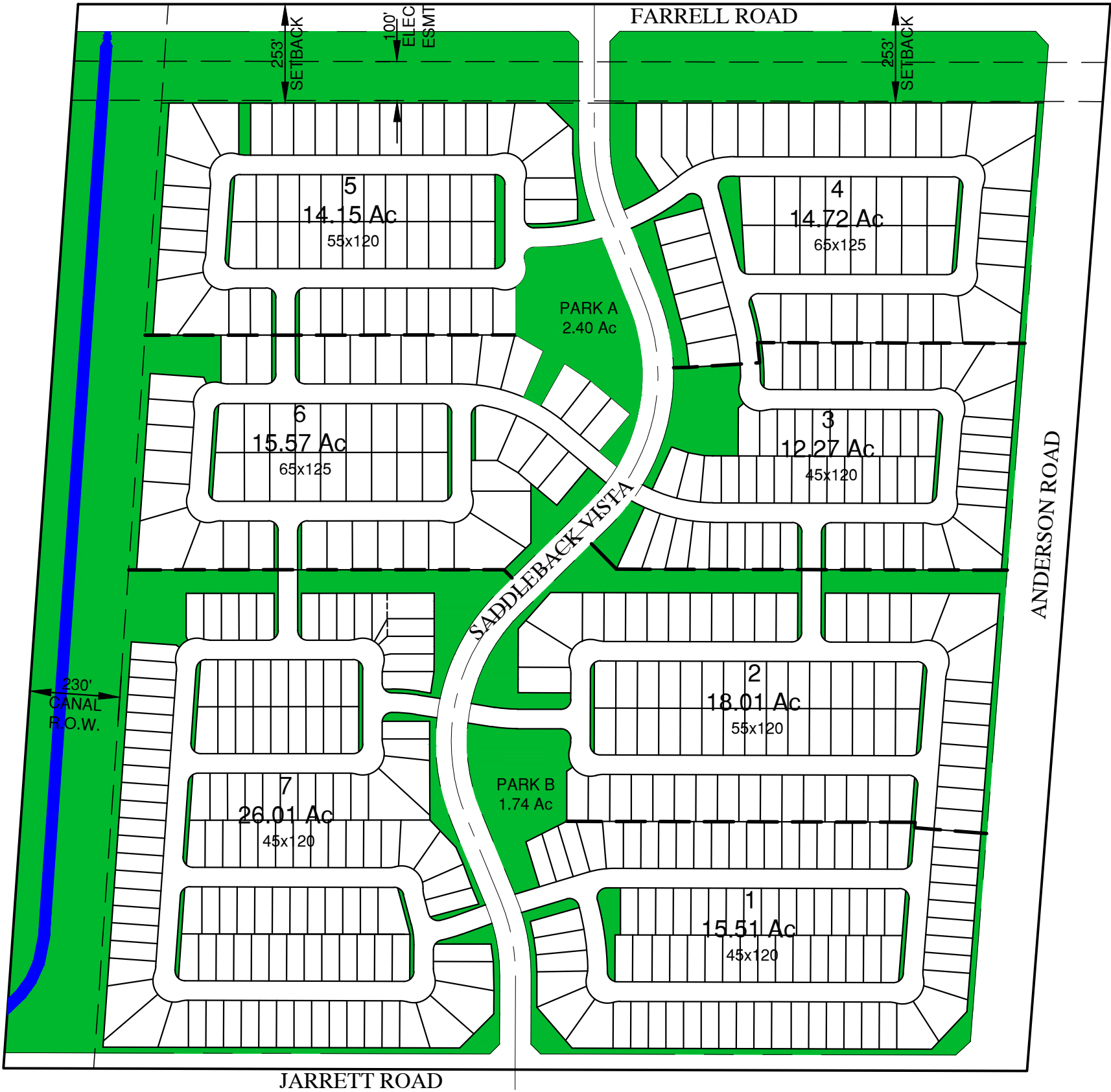


BUBBLE PLAN

PROJ: 10-0001	RED VALLEY RANCH SWC FARRELL RD & ANDERSON RD MARICOPA, ARIZONA	TDR GROUP TDR GROUP, LLC 28420 N 65TH LANE PHOENIX, ARIZONA 85083 PHONE NO. (623) 210-8544
DATE: SEPTEMBER 22, 2010		
SCALE: NTS		
DRAWN BY: RDT		
CHECKED BY: RDT	CONCEPTUAL LOTTING	
SHEET NO. 1 OF 1		

## **APPENDIX D**

### **CONCEPTUAL LAND USE PLAN**



NOTE:

LOTING SUBJECT TO CHANGE  
AND WILL BE DETERMINED  
THROUGH PRELIMINARY PLAT  
PROCESS

Parcel	Product	Lots	Acres	Density
1	45'x120'		15.51	
2	55'x120'		18.01	
3	45'x120'		12.27	
4	65'x125'		14.72	
5	55'x120'		14.15	
6	65'x125'		15.57	
7	45'x125'		26.01	
Park A			2.40	
Park B			1.74	
Canal R.O.W.			13.82	
North Stbk R.O.W.			9.11	
			20.96	
Maximum Lot Yield		575	164.28	3.50
Open Space (Min. Required)		15%	24.64	



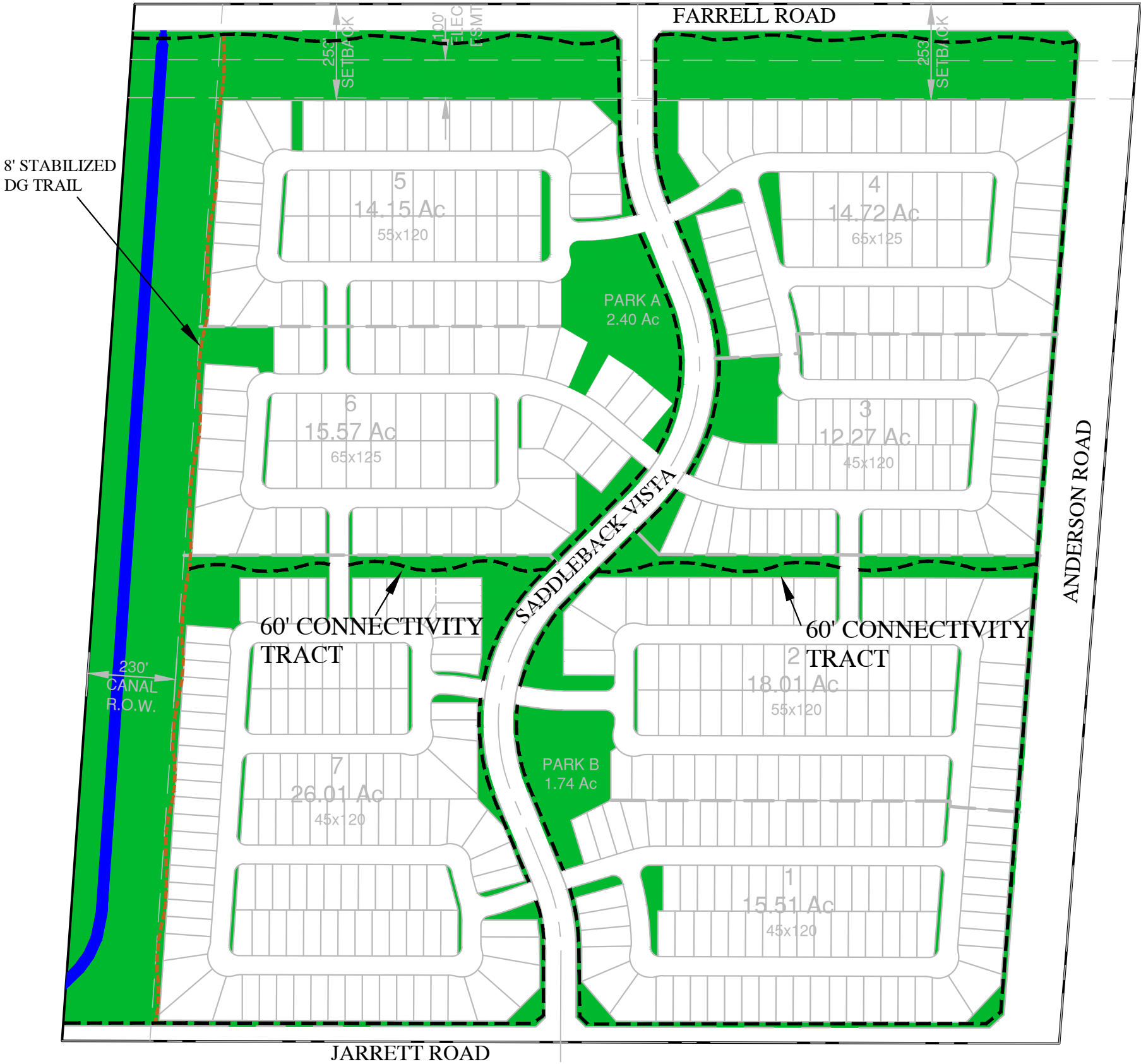
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CONCEPTUAL LAND PLAN

PROJ: 10-0001	RED VALLEY RANCH  SWC FARRELL RD & ANDERSON RD MARICOPA, ARIZONA	TDR GROUP TDR GROUP, LLC 28420 N 65TH LANE PHOENIX, ARIZONA 85083 PHONE NO. (623) 210-8544
DATE: SEPTEMBER 22, 2010		
SCALE: NTS		
DRAWN BY: RDT		
CHECKED BY: RDT		
SHEET NO. 1 OF 1	CONCEPTUAL LOTTING	

## **APPENDIX E**

### **CONNECTIVITY PLAN**

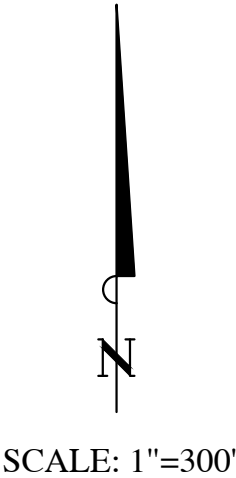


LEGEND

- CONCRETE SIDEWALK (5' MIN.)
- 8' STABILIZED DG TRAIL

NOTE:

LOTING SUBJECT TO CHANGE  
AND WILL BE DETERMINED  
THROUGH PRELIMINARY PLAT  
PROCESS



CONNECTIVITY PLAN

PROJ:	10-0001	RED VALLEY RANCH  SWC FARRELL RD & ANDERSON RD MARICOPA, ARIZONA	<b>TDR GROUP</b> TDR GROUP, LLC 28420 N 65TH LANE PHOENIX, ARIZONA 85083 PHONE NO. (623) 210-8544
DATE:	SEPTEMBER 22, 2010		
SCALE:	NTS		
DRAWN BY:	RDT		
CHECKED BY:	RDT		
SHEET NO.	1 OF 1	CONCEPTUAL LOTTING	

## **APPENDIX F**

### **TRAFFIC STATEMENT**



1904 E. Medlock Dr. • Phoenix • AZ • 85016

Phone: 602 • 277 • 4224 Fax: 602 • 277 • 4228 e-mail: task@taskeng.net

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September 21, 2009

**MEMORANDUM**

TO: Chris Salas, PE, Transportation Manager  
City of Maricopa, Arizona

FROM: Ken Howell, P.E.



RE: **Addendum A for Red Valley Ranch Traffic Statement in Maricopa, Arizona**

The following summarizes responses to City of Maricopa comments dated September 8, 2010, concerning the August 6, 2010 traffic statement. Each comment is listed verbatim followed by a summary of how the comment is addressed

This response forms Addendum A to the Traffic Impact Study.

**Comments:**

- 1. Farrell Road is only identified in the report as a Full Half Street Improvement. This has been identified in past discussions as a 4 lane road with a raised median, please clarify.*

There are three sections of Farrell Road. The first section is from Murphy Road to the Red Valley Ranch. Attached Figure 1 shows that a divided roadway section on Farrell Road is proposed from Murphy Road to the northwest corner of the site. This interim section is built on the existing 66 foot ROW. It consists of two 20 foot wide paved sections without curb and gutter, separated by a median without curb.

The second section is from the northwest corner of the site to Saddleback Vista Avenue. It includes a full eastbound minor arterial half street is built with raised median and a westbound roadway 20 feet wide to meet emergency vehicle requirements. The westbound roadway does not have curb and gutter or sidewalk.

The third section is from Saddleback Vista Avenue to the east boundary of the site. A full half street on the south side is proposed from Saddleback Vista Avenue to the east edge of the site, including curb and gutter and sidewalk. This half street section will carry both eastbound and westbound traffic. A short westbound connection will be built from the half street connection east of Saddleback Vista Avenue to the westbound lanes west of Saddleback Vista Avenue.

A 70 foot wide half-street right of way is dedicated for Farrell Road adjacent to the site.

This applies to Access Option 1. Figure 1 is hereby incorporated into the Traffic Statement.

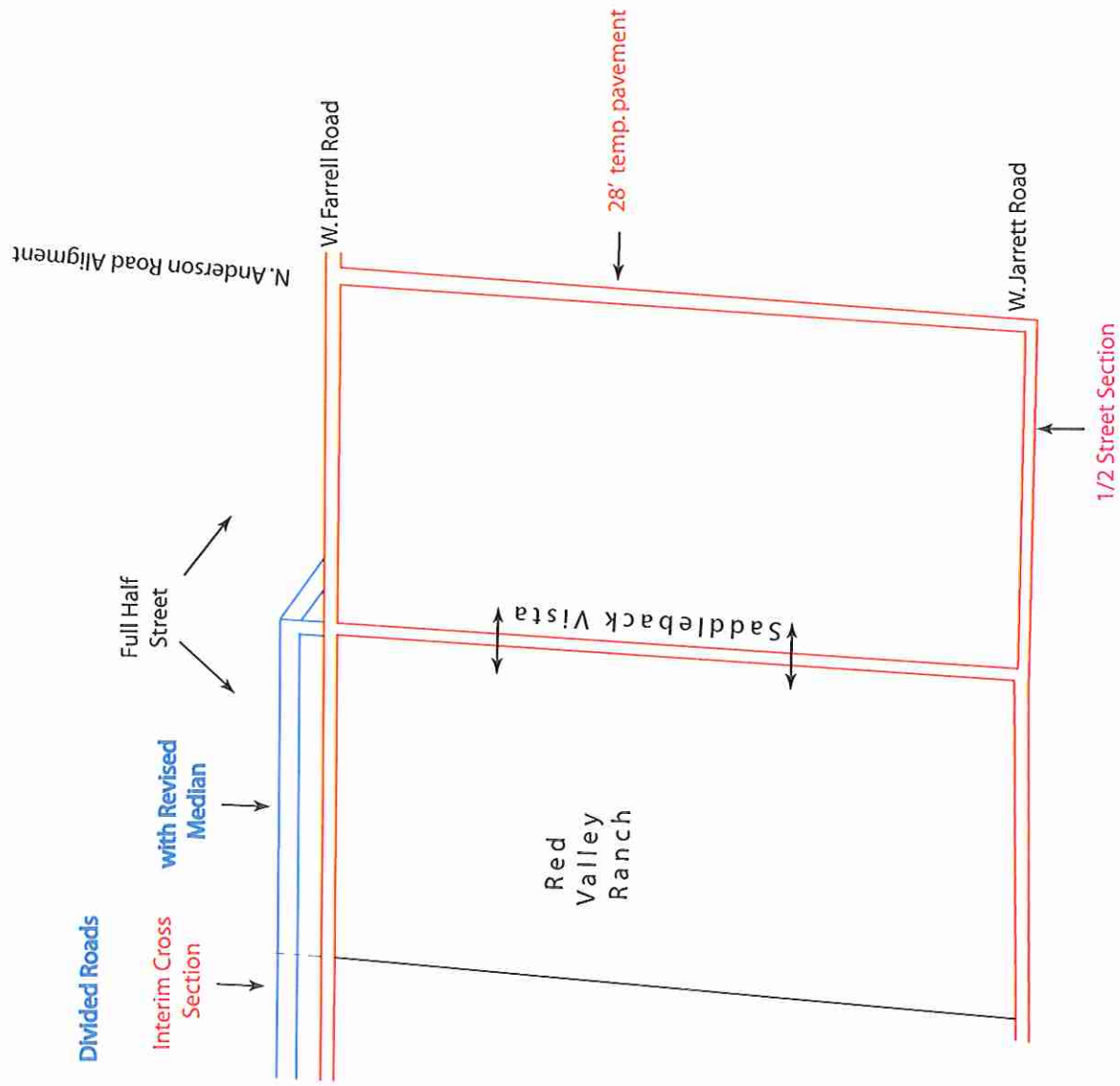
**Recommended stipulations:**

- 1. As this report was prepared to meet stipulations with respect to a PAD amendment stipulations will be addressed as part of Pre-Plat submittals.*

This is understood. Please note that the site plan included in the traffic statement is a conceptual plan, and specific lot sizes and locations may change for the Pre-Plat submittal.

I hope this addresses the remaining issues regarding this study. If there are any other comments, or if I can be of any further assistance, please contact me at (602) 277-4224, or [khowell@taskeng.net](mailto:khowell@taskeng.net). Thank you.

Attach.            Figure 1. Access Option 1.



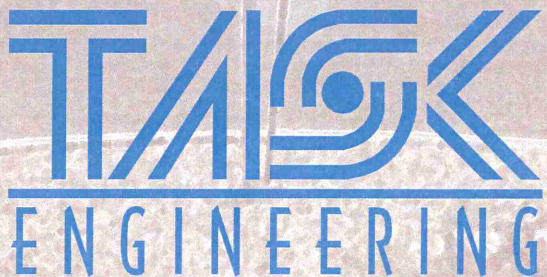
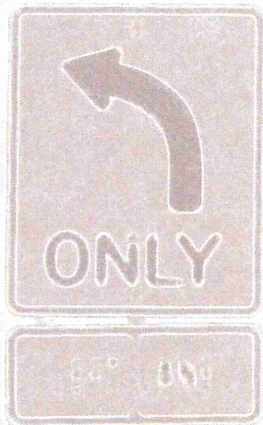
# *Red Valley Ranch Traffic Statement*

*Maricopa, Arizona*

*Prepared for:*

*PM Consulting*

*August 6, 2010*



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Phoenix, Arizona 85016

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# **Red Valley Ranch Traffic Statement**

## **Maricopa, Arizona**

Prepared for:

Phillip Miller  
PM Consulting  
16 Spur Circle  
Scottsdale, AZ 85251



By:

TASK Engineering, Inc.  
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Phoenix, AZ 85016

Phone: (602) 277-4224  
Fax: (602) 277-4228

August 6, 2010

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## INTRODUCTION

This traffic statement documents trip generation, traffic forecasts and resulting roadway needs for the Red Valley Ranch located south of Farrell Road west of the Anderson Road alignment. Two access options are analyzed:

1. A four lane divided Farrell Road connecting the site to Murphy Road, approximately one half mile west.
2. A 28 foot wide Farrell Road connecting the site to Murphy Road, together with a 28 foot wide Jarrett Road connection to Murphy Road.

Either of these two Options may be built to satisfy the circulation and two points of access needs for Red Valley Ranch. The selection of which Option to be built will be solely at the discretion of the developer of Red Valley Ranch.

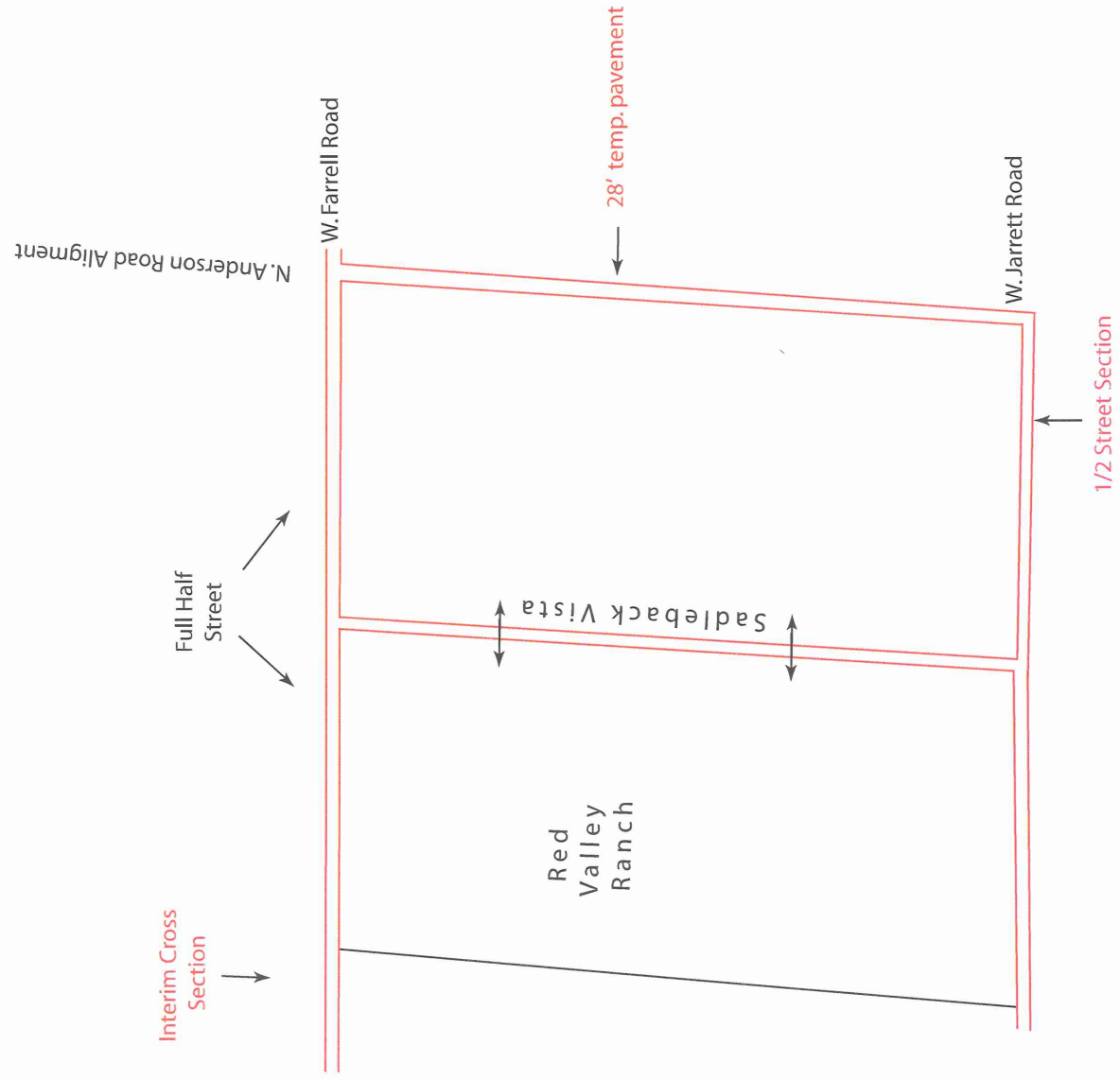
Figure 1 is the recommended site plan for Red Valley Ranch. The proposed site is bound by Farrell Road on the north, Anderson Road alignment on the east, Jarrett Road alignment to the south. It is bounded by an MSID canal on the west located at the half mile alignment between Murphy Road and Anderson Road.

The proposed site will have a maximum of 575 single family residential lots and open space including two parks. Saddleback Vista Avenue traverses the middle of the site from north to south, providing access to each of the various individual residential parcels.

## ACCESS TO RED VALLEY RANCH

There currently exists only one right of way connecting the site to Murphy Road, a 66 foot right of way (ROW) along the Farrell Road alignment on the north side of the site. This section of Farrell Road is classified as a minor arterial. Connections to the Steen Road alignment, located one-half mile south of the site, are not possible because no public ROW exists on the various dirt roadways through the area south of Red Valley and a large natural drainage corridor exists along the Steen Road ROW alignment south of the Site. Additionally, there is no public ROW available in order to extend the Jarrett Road alignment to the west from the property to Murphy Road. Therefore, the first Access Option (Option # 1) provides access to the site by constructing a divided Farrell Roadway. The attached Figure 2 describes an access scheme providing two paved accesses to all parts of Red Valley Ranch despite the above mentioned constraints. Under this Option Farrell Road from Murphy Road to the site would be built as a divided roadway on the 66 foot existing ROW. This interim cross section can later be expanded by others into the standard City of Maricopa cross section for minor arterial, including curb and gutter, sidewalks and set backs. The median separates Farrell Road into two separate roadways for purposes of emergency access. A 70 foot wide right of way would be dedicated along the north side of the site to provide a full half street cross section for Farrell Road, including curbs and sidewalks.





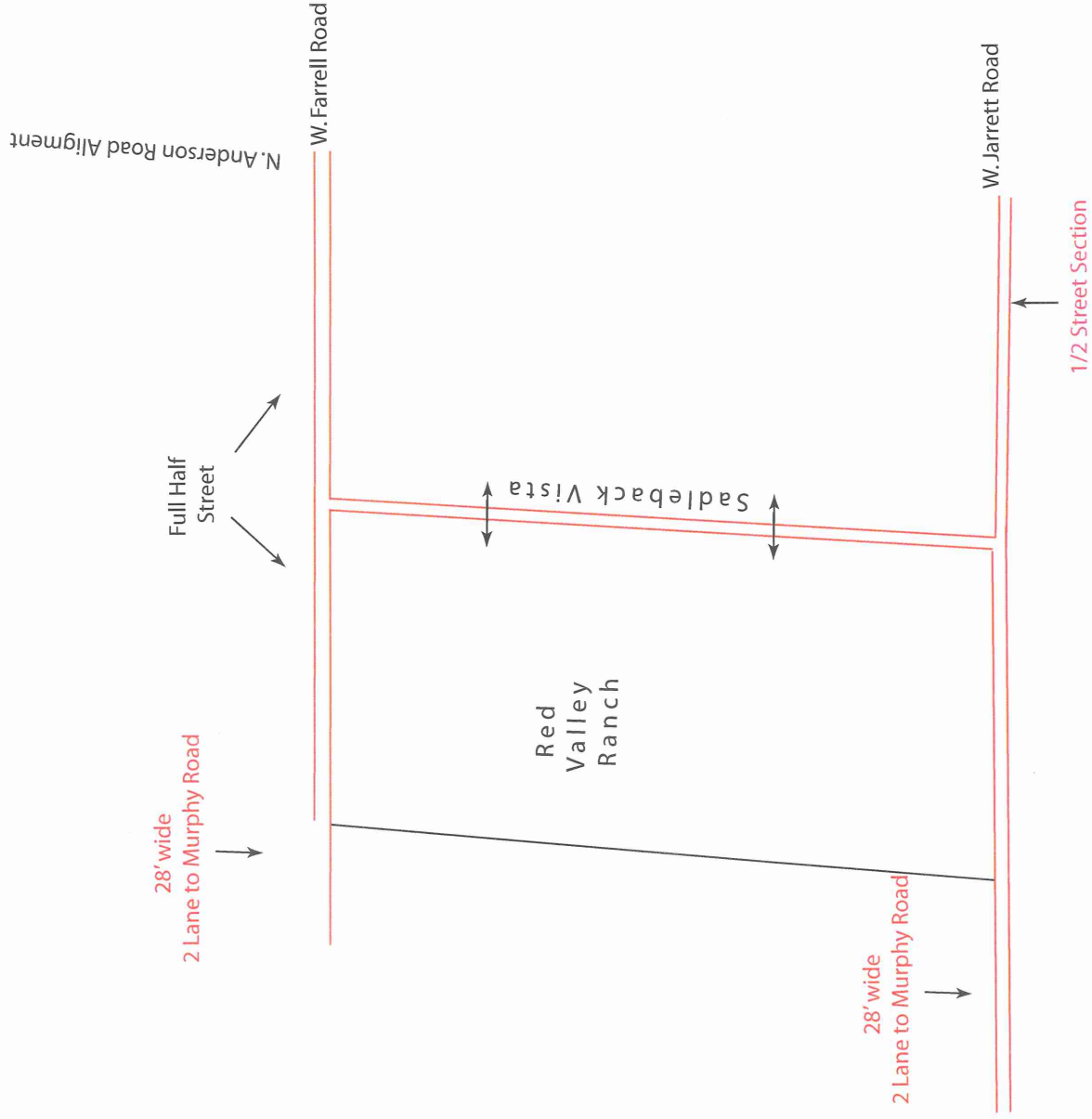


Figure 2 describes Option # 1 access concept through and around Red Valley Ranch. Farrell Road is built out to a full half street section adjacent to the site, including sidewalk, curb and gutter. N. Saddleback Vista Avenue is a north south collector and would be built in its full street cross section to connect to all lots in Red Valley Ranch.

A 28 foot wide roadway built to minimum standards for fire and police access would be built from Farrell Road to Jarrett Road along the west half of the Anderson Road ROW alignment. Jarrett Road would be built to a half street collector cross section along the southern boundary of the site. This section of Jarrett Road will have a 25.5 foot paved section on a 40 foot half street ROW.

As an alternative Option # 2, the second Access Option would be to provide a 28 foot wide paved roadway (no curb and gutter) in the Farrell Road alignment west of the Site, and a second 28 foot wide paved road (no curb and gutter) in the Jarrett Road alignment west of the Site. Each road would be one lane in each direction, with a left turn pocket at Murphy Road. The section of Farrell Road along the frontage of the site would be built to full half street cross section, as shown on Figure 3.

## TRIP GENERATION

The total estimated vehicle trips to and from the site on an average weekday after it has been completely built out are called trip generation. Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Eighth Edition*, published by the Institute of Transportation Engineers (ITE) in 2008 was the source for the trip rates used in this study.

The proposed Red Valley Ranch site will have a maximum of 575 single-family dwelling units in various parcels and two small parks. Trip generation for each parcel and total is given on Table 1. The various columns in Table 1 are explained below.

**Parcel #** from the site plan.

**Land Use, and Parcel Type** describes the parcel land use.


**Unit's** names the independent variable used to calculate trips. It varies according to the parcel. DU is number of dwelling units.

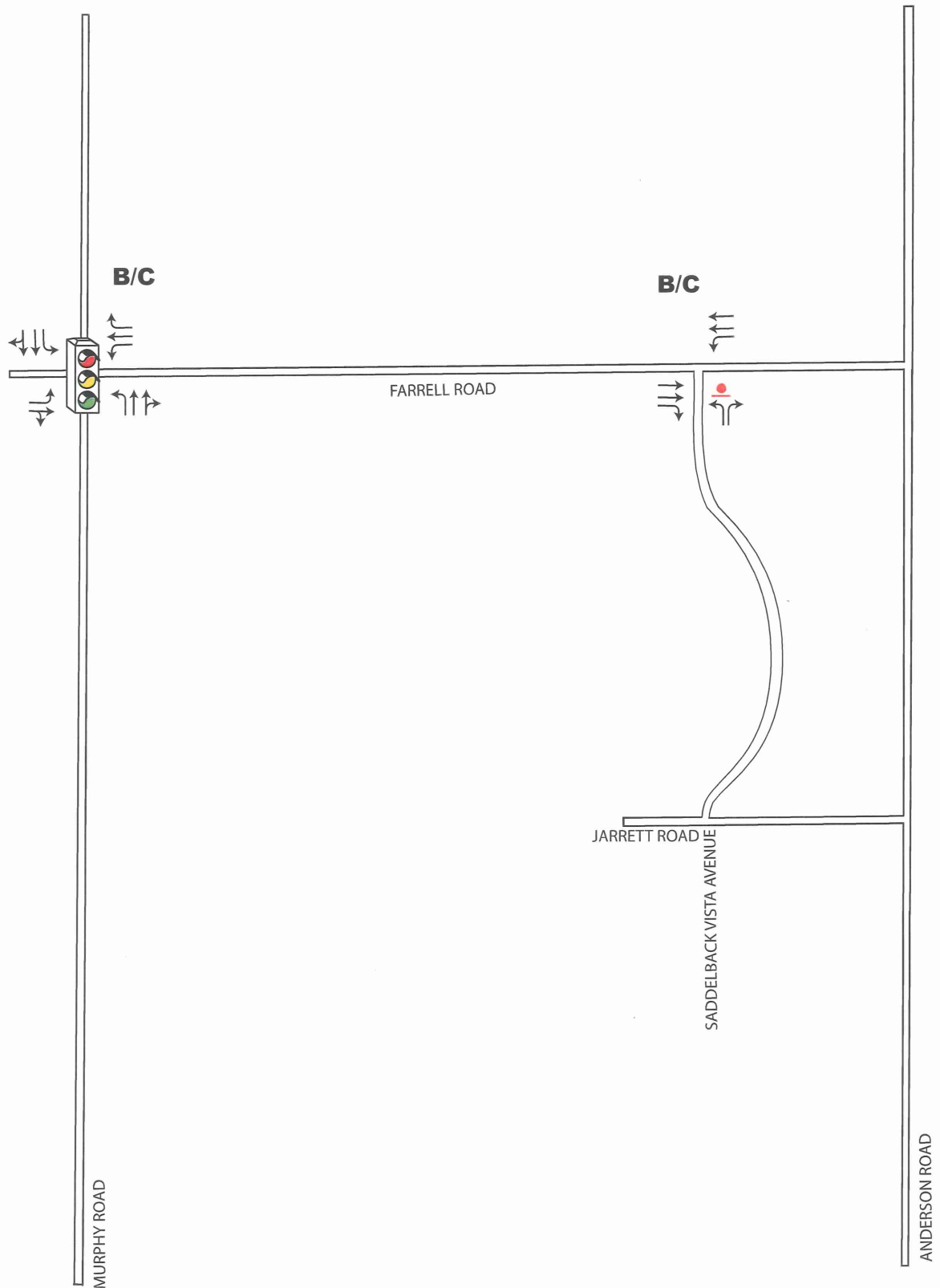
**Amount** is the amount of the units in the parcel.

**LUC** is the ITE Land Use Code. It refers to the section of the ITE manual from which the trip rates were obtained.

**Trip Rate** presents the number of daily, AM peak hour and PM peak hour vehicle trips to and from the subject land use per unit. ITE average trip rates were used.



**X/Y** : AM/PM Level of Service (LOS)  
 ● : Stop Control (LOS for the most difficult movement shown)  
 : Turn Lanes



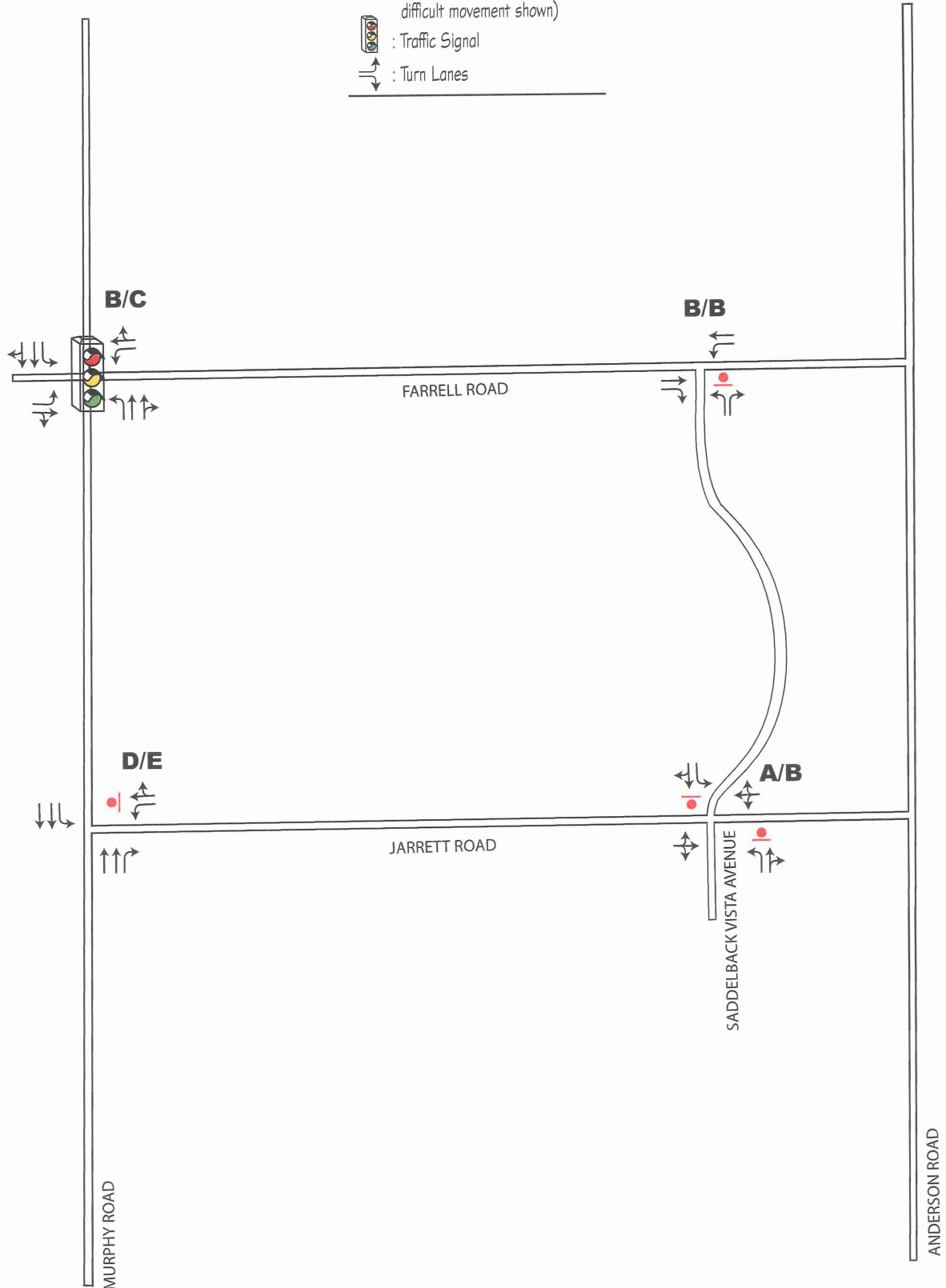


**X/Y** : AM/PM Level of Service (LOS)

• : Stop Control (LOS for the most difficult movement shown)

 : Traffic Signal

 : Turn Lanes



Red Valley Ranch Traffic Statement

The intersection of Farrell Road/Saddleback Vista Avenue operates at good LOS in 2020 with full build out of the site and STOP sign control for both Options 1 and 2. There is a very high eastbound to southbound right turn movement that justifies a right turn lane for both Option 1 and Option 2.

In Option 2, Saddleback Vista Avenue/Jarrett Road operates at good LOS with STOP signs on Saddleback Vista Avenue. Also in Option 2, Murphy Road/Jarrett Road operates at LOS D in the morning and LOS E in the evening. This intersection also needs a WB to SB left turn lane.

## CONCLUSIONS AND RECOMMENDATIONS

The Red Valley Ranch will generate 5,436 calculated trips on an average weekday at build out. AM peak hour trips are 425, and PM peak hour trips are 576. Two options are examined to provide access to the site.

- Option 1: Build Farrell Road as a divided roadway with two lanes in each direction from the site to Murphy Road.
- Option 2: Build Farrell Road as a 28 foot wide roadway with one lane in each direction from Red Valley Ranch to Murphy Road. Also, build Jarrett Road as a 28 foot wide roadway with one lane in each direction from Saddleback Vista Avenue to Murphy Road.

The site traffic can be accommodated together with forecast 2020 background traffic with the following road improvements:

With either option:

- Dedicate a 70 foot south half street right of way adjacent to the site for Farrell Road. Construct a south half street minor arterial cross section on Farrell Road adjacent to the site.
- Dedicate a 140 foot right of way for Anderson Road on the east side of the site, for later construction.
- Dedicate and construct a north half street collector on Jarrett Road adjacent to the site. The half street right of way is 40 feet and pavement width is 25.5 feet from back of curb to centerline.
- Construct a full street of Saddleback Vista Avenue as a collector street with 80 foot right of way and 51 feet pavement width (back of curb to back of curb) from Farrell Road to Vista Road.
- The intersection of Farrell Road/Saddleback Vista Avenue is controlled by a STOP sign on Saddleback Vista Avenue. There is a NB to WB left turn lane on Saddleback Vista Avenue, a WB to SB left turn lane on Farrell Road, and an EB to SB right turn lane on Farrell Road. A 160 foot straight section and 100 foot taper would be a desirable design for 45 mph posted speed.

In addition, for Option 1 (See Figure 9):

- Construct Farrell Road as a minor arterial interim cross section on 66 feet of existing right of way from Murphy Road to the northwest corner of the site. No curb and gutter or sidewalks are included in this interim cross section.
- A traffic signal will be needed and warranted at Farrell Road/Murphy Road by the time the 2020 background forecasts are reached. The traffic signal warrants will not be met by site traffic plus existing traffic. They will be met when background traffic grows on Murphy Road. The traffic signal should not be turned on until one or more traffic signal warrants of the Manual on Uniform Traffic Control Devices (MUTCD) are met.
- The intersection of Farrell Road/Murphy Road will also require left turn lanes on each approach. Since there are two lanes in each direction east of Murphy Road and one lane in each direction to the west, the second westbound lane on Farrell Road will become a right turn lane at Murphy Road.
- A 28 foot wide emergency only roadway will be built in the Anderson right of way adjacent to the site.

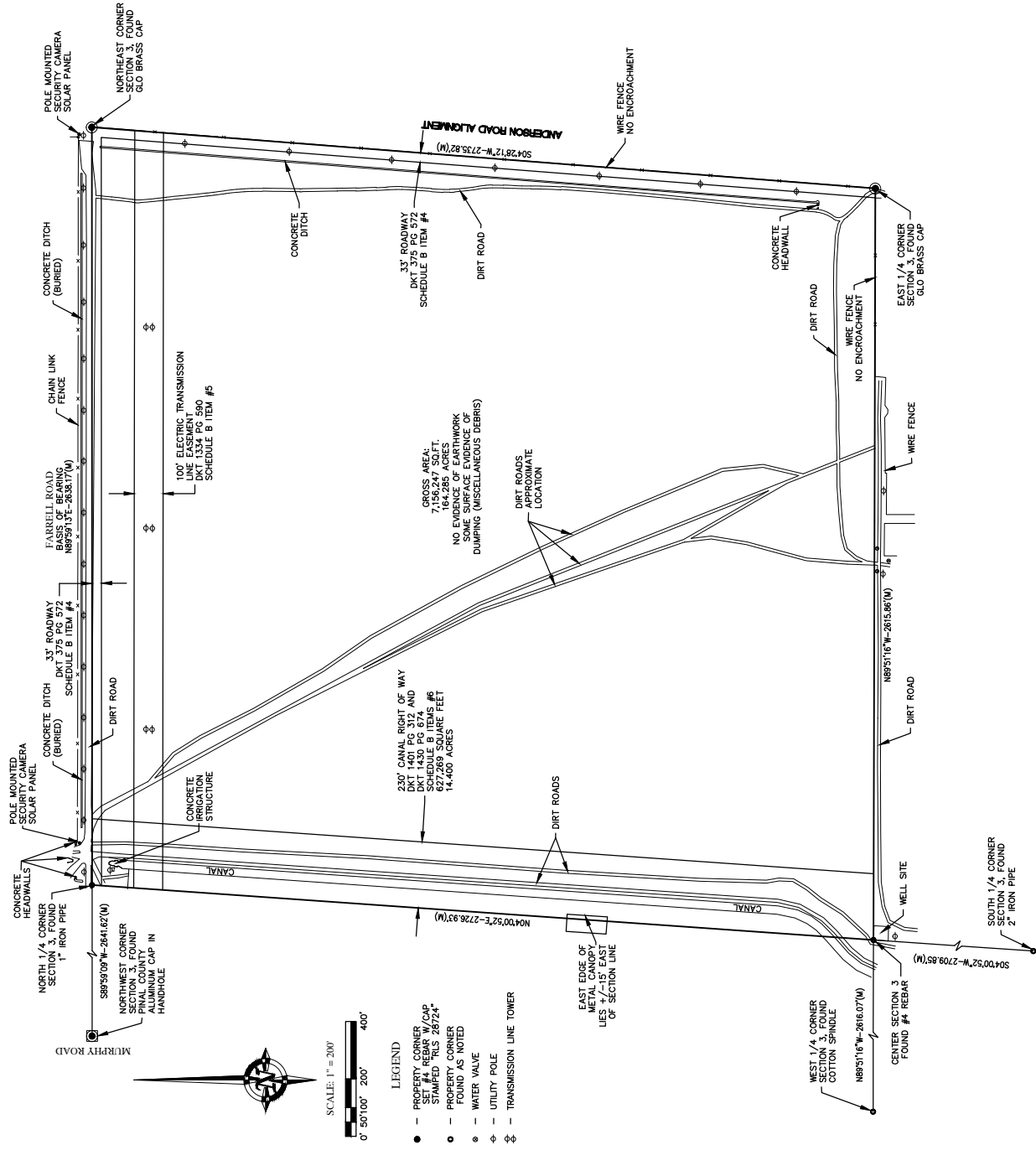
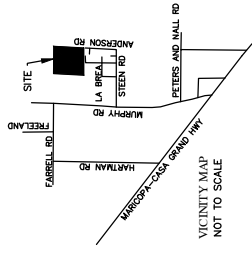
Option 2 will have the following improvements in addition to those needed for either option (See Figure 10):

- Construct Farrell Road as a 28 foot width interim cross section on 66 feet of existing right of way from Murphy Road to the site. One lane in each direction, with no curb and gutter or sidewalks are included in this interim cross section.
- A traffic signal will be needed and warranted at Farrell Road/Murphy Road by the time the 2020 background forecasts are reached. The traffic signal warrants will not be met by site traffic plus existing traffic. They will be met when background traffic grows on Murphy Road. The traffic signal should not be turned on until one or more traffic signal warrants of the Manual on Uniform Traffic Control Devices (MUTCD) are met.
- The intersection of Farrell Road/Murphy Road will also require left turn lanes on each approach.
- Jarrett Road will be built on an easement as a 28 foot wide interim roadway with one lane in each direction to connect the southwest corner of the site to Murphy Road. No curb and gutter or sidewalks are included in this interim cross section. Murphy Road/Jarrett Road will be controlled by a STOP sign on Jarrett Road. A  $\pm 100$  foot long left turn lane will be needed on Jarrett Road.
- The intersection of Saddleback Vista Avenue and Jarrett Road will be controlled by STOP signs on Saddleback Vista Avenue. Turn lanes are not needed for the expected traffic volumes, but since the Saddleback Vista Avenue cross section is wide enough, a left turn lane is recommended on Saddleback Vista Avenue.

## **APPENDIX G**

### **ALTA**

**ALTA/ACSM LAND TITLE SURVEY  
OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE**



**LEGAL DESCRIPTION:**

LOTS 1 AND 2 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF (1/2) INTEREST IN ALL GAS, OIL AND MINERAL RIGHTS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 34, PAGE 442.

**SCHEDULE B NOTES:**

ITEMS 1, 2, 3, 7, 8, 9, AND 10, ARE NOT MAPPABLE AND ARE NOT SHOWN HEREON. SUBJECT PARCEL IS SUBJECT TO ITEMS CONTAINED THEREIN.

ITEM 4, A ROADWAY, IS SHOWN HEREON.

ITEM 5, A TRANSFER LINE EASEMENT, IS SHOWN HEREON.

ITEM 6, A CANAL RIGHT OF WAY AND INGRESS/EGRESS EASEMENT, ARE SHOWN HEREON. INGRESS/EGRESS EASEMENT LOCATION NOT SPECIFIED OTHER THAN "LYING WITHIN AND PARALLEL TO" THE CANAL RIGHT OF WAY.

**GENERAL NOTES:**

1. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE MATTERS OR ANY OTHER MATTER THAT AN ACCURATE AND COMPLETE TITLE MATTERING OF THE PROPERTY WOULD REQUIRE.
2. DECLARATION IS MADE TO ORIGINAL PURCHASER AND THOSE NAMED IN THE CERTIFICATION ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
3. SURVEYING PERFORMED BETWEEN JANUARY 2010 AND MARCH 2010. CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF THE SURVEY.
5. BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE SERVICES, TITLE NO. 210-07533.
6. PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UN-RECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.

### FLOOD INFORMATION:

SUBJECT PARCEL LIES IN ZONE X, "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS, MAP NO. 04021C0775E, DATED 12/4/07.

## BASIS OF BEARING:

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 4 EAST, HAVING AN ASSUMED BEARING OF N 89°59'13" E. ACCORDING TO AN ALTA SURVEY BY HUNTER ENGINEERING, DATED 12/17/02.

## SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2008, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS PURSUANT TO THE ACCURACY" STANDARDS AS ADOPTED BY ALTA AND NSPS ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION, A LAND SURVEYOR OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MATTHEW A GRAHAM  
ARIZONA RLS 28724